118.0	0004	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	803,000 /	803,000
USE VALUE:	803,000 /	803,000
ASSESSED:	803,000 /	803,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HENRY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROY LAURA S/TRUSTEE
Owner 2:	LOUISE ROUTENBERG FAMILY TRUST
Owner 3:	
Street 1:	32 HENRY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROUTENBERG A LOUISE -
Owner 2:	-
Street 1:	32 HENRY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .28 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1797 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12204.000	252,700		550,300	803,000
Total Card	0.280	252,700		550,300	803,000
Total Parcel	0.280	252,700		550,300	803,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.98 | /Parcel: 446.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
76385			09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0004-0012.A

!9195!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,700	0	12,204.	550,300	803,000		Year end	12/23/2021
2021	101	FV	243,500	0	12,204.	550,300	793,800		Year End Roll	12/10/2020
2020	101	FV	243,700	0	12,204.	550,300	794,000	794,000	Year End Roll	12/18/2019
2019	101	FV	204,100	0	12,204.	542,400	746,500	746,500	Year End Roll	1/3/2019
2018	101	FV	204,100	0	12,204.	416,600	620,700	620,700	Year End Roll	12/20/2017
2017	101	FV	204,100	0	12,204.	393,100	597,200	597,200	Year End Roll	1/3/2017
2016	101	FV	204,100	0	12,204.	361,600	565,700	565,700	Year End	1/4/2016
2015	101	FV	190,900	0	12,204.	338,000	528,900	528,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:38:24

LAST REV

Date	Time
09/27/18	15:10:55
apro	

PAT ACCT. 9195

USER DEFINED

Prior Id # 1:	76385
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROUTENBERG A LO	1493-92		7/19/2016	Convenience	10	No	No		
	623-117		7/2/1959			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2015	293	Manual	2,930		4/7/2015			Air sealing and in
12/1/2004	1150	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Meas/Inspect	CC	Chris C
12/1/2008	Meas/Inspect	163	PATRIOT
4/15/2000	Inspected	276	PATRIOT
2/14/2000	Measured	270	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12204		Sq. Ft.	Site		0	70.	0.64	6									550,284						550,300	

Total AC/HA:	0.28017	Total SF/SM:	12204	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	550,284	Spl Credit		Total:	550,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.23446977
Const Adj.:	0.98010004
Adj $ / SQ:	133.089
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343303
Depreciation:	90632
Depreciated Total:	252671

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

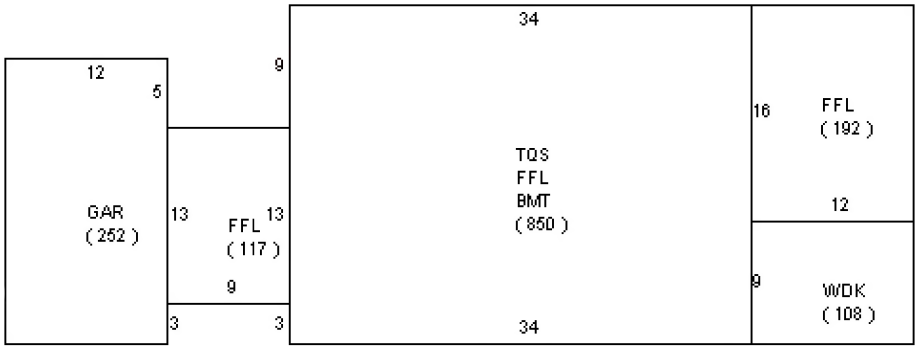
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.09
Special Features:	0	Val/Su Net:	84.04
Final Total:	252700	Val/Su SzAd	140.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,159	133.090	154,251
BMT	Basement	850	39.930	33,938
TQS	3/4 Story	638	133.090	84,845
GAR	Garage	252	24.420	6,155
WDK	Deck	108	14.960	1,615

Net Sketched Area:	3,007			Total:	280,803
Size Ad	1796.5	Gross Area	3219	FinArea	1797

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

118.0-0004-0012.A